

*JAMES CITY COUNTY
PLANNING COMMISSION
ANNUAL REPORT*

FY 2002-2003



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Introduction

The James City County Board of Supervisors appoints the Planning Commission to review cases and make recommendations regarding land use, transportation, public facilities and utilities. The Commission's main responsibilities include updating and overseeing implementation of the County's Comprehensive Plan, assessing the annual Capital Improvements Program, and reviewing development cases. The Commission also reviews all Subdivision and Zoning Ordinance changes.

The Planning Division provides staff support to the Planning Commission and its subcommittees: The Development Review Committee, which reviews major development cases; and the Policy Review Committee, which reviews specific planning related topics and makes recommendations to the Commission. Additionally, staff makes planning-related policy recommendations to the Planning Commission, administers and enforces the Zoning Ordinance, implements landscaping and bikeway projects, and acts as a liaison to a variety of other Board-appointed committees, community organizations and government entities.

The Virginia State Code requires the Planning Commission to prepare an annual report to the Board of Supervisors concerning its activities and the status of planning activities in the community. Planning Commission and staff activities primarily consist of major projects and development review. For the first time, a message from the Chairman of the Planning Commission introduces the report. These are followed by brief descriptions of each of the sitting Planning Commission members, as well as the Planning Division staff. The body of the report consists of summaries of the work of the Planning Commission and Division this year, including a list of major projects and major cases dealt with and/or approved.

MESSAGE FROM PLANNING COMMISSION CHAIRMAN



The year has been an active, fulfilling one for the James City County Planning Commission. Active in that during this time, the flow of cases to be publicly heard, considered, and forwarded to our elected Board has remained brisk, while simultaneously, the Comprehensive Plan revision process, which occurs every five years, has been launched and advanced for evaluation, citizen input, enhancement, and approval. This supplemental endeavor, encouraging and yielding a broad cross section of individual and collective interests, has been fulfilling because of its participatory, inclusive process. Its ultimate measure - - and indeed that of any matter that comes before us - - is the finished product and ways in which it distinguishes us as we honor our shared past and diligently consider our County's future.

A. Joe Poole, III

8 September 2003

PLANNING COMMISSION MEMBERS AND PLANNING DIVISION STAFF



A. Joe Poole III, Chairman (At-large) Originally from North Carolina, Joe has lived in James City County since 1992 and has served on the Planning Commission since 1995. Joe received his Bachelor's degree in Architecture and Environmental Design from N.C. State University and is currently Director of Major Gifts for the Colonial Williamsburg Foundation. He serves on the Development Review Committee, Policy Committee, is Chairman of the Leadership Group, and was a member of the 2003 Comprehensive Plan Community Participation Team. Joe's second term on the Planning Commission expires on 1/31/05.



John Hagee (Roberts District Representative) John, originally from Wilmington, Delaware, has lived in James City County since 1976 and has served on the Planning Commission since 1989. He received his Bachelor's degree in Business Administration from the University of Delaware and was the General Manager of Real Estate Sales for Busch Properties, Inc. at Kingsmill until his recent retirement. John is chairman of the Development Review Committee and serves on the Leadership Group. He also served on the 2003 Comprehensive Plan Steering Committee. John's fourth term on the Planning Commission expires on 1/31/04.



Donald Hunt (Stonehouse District Representative) Don is a James City County native and has served on the Planning Commission since 1991. He received his Bachelor's degree in Horticulture from Virginia Tech and is the owner and operator of Hill Pleasant Farm, Inc., a fourth generation family business. In addition to the Planning Commission, he also serves on the Policy Committee and was a member of the 2003 Comprehensive Plan Community Participation Team. Don's fourth term on the Planning Commission expires on 1/31/07.



W. Wilford Kale, Jr. (Powhatan District Representative) Wilford, a native of Charlotte, North Carolina, has lived in James City County since 1962 and has served on the Planning Commission since 1998. He received his Bachelor's degree in History from Park College and is currently serving as the Senior Staff Advisor for the Virginia Marine Resources Commission where he has worked since 1984. He is chairman of the Policy Committee, serves on the Leadership Group, and was a member of the 2003 Comprehensive Plan Community Participation Team. Wilford's second term expires on 1/31/06.



Peggy Wildman, (Jamestown District Representative) Peggy moved to James City County from Northern Virginia in 1995. She received her Bachelor's degree in American Studies from Goucher College in Baltimore. She served on the Business/Industrial Zoning Ordinance Review Committee and was appointed to the Planning Commission in February 2000. She is a member of the Development Review Committee and served on the 2003 Comprehensive Plan Steering Committee. Peggy's second term on the Planning Commission expires on 1/31/04.



Joe McCleary, Vice-Chairman (Berkeley District Representative) Joe moved to James City County from the District of Columbia in 1994. He graduated with a Bachelor's degree in History from Tufts University and served 34 years as an officer in the U.S. Navy. Joe served on the Business/Industrial Zoning Ordinance Review Committee and on the Industrial Development Authority Research and Technology Task Force. He is a member of the Development Review Committee and the Policy Review Committee, and he served as Chair of the 2003 Comprehensive Plan Steering Committee. Joe's first term on the Planning Commission expires on 1/31/05.



George Billups (At-large) Mr. Billups was appointed to the James City County Planning Commission in February, 2002. He graduated from Virginia State College with a Bachelor of Science in the areas of Industrial Vocational Education and Science. He earned his Master's degree and Certificate of Advanced Studies from the State University of New York in the fields of Education and School Administration and Supervision. A retired high school principal and community activist, George has served on numerous local, state and federal boards which worked to create positive public policy and civil rights legislation. In addition to his service on the Planning Commission, George also currently sits on the Policy Review Committee and was a member of the 2003 Comprehensive Plan Steering Committee. Mr. Billups's first Planning Commission term expires on 1/31/06.

Planning Division Staff

Management Staff: Marvin Sowers has been Planning Director of James City County since 1987. Don Davis has been Principal Planner for Comprehensive Planning since 1989. Allen Murphy, Zoning Administrator/Principal Planner for Current Planning joined the James City County staff in 1979. Combined, these three have more than 65 years of professional planning experience with almost 55 of those years as planners with James City County.

Professional Planning Staff: Tammy Rosario, Senior Planner, joined the staff in 1995 and now works as a part-time Senior Planner. Chris Johnson, Senior Planner, joined the staff in 1997 and was promoted to Senior Planner in 2001. Karen Drake, Senior Planner, joined the staff in 2000 and became a senior planner in 2002. Lee Schnappinger, Senior Planner/Landscape Architect, joined the staff in 1999 and is the staff's only landscape architect. David Anderson, Planner, joined the staff in 2001. Matt Arcieri, Planner, joined the staff in 2000 and was promoted to Planner in 2002. Sarah Weisiger, Planner, joined the staff in 2002. Ellen Cook, Planner, joined the staff in August of 2003, filling a newly created position.

Zoning Officers: Christy Parrish began working for the County in 1993 and John Rogerson in 2000. They were both promoted to the position of Zoning Officer in 2001. Melissa Brown joined the staff as a Zoning Officer in January of 2003.

Front Desk: Trey Davis, Development Management Assistant, joined the staff in August of 2002. Patrick Foltz began work as an intern in September of 2002, and was promoted to Development Management Assistant in January of 2003. Toya Ricks began working for the County in 2002 and became the Administrative Services Coordinator for the Planning Division in June of 2003.

Interns: Matt Townsend joined the staff in December of 2002 to help with the Steering Committee and other tasks associated with the 2003 Comprehensive Plan. Other interns during this fiscal year, both volunteer and paid, include: Tim Marlowe, Tom Howard, Adanna Davis, Josiah Leonard, Karen Anderson, and Julie Sizemore.

Staff Development and Changes

Staff development continues to remain a high priority for both the Planning staff and the Planning Commission. Staff and commission members take various courses throughout each year. The Planning Division cross-trains its staff so that current and comprehensive planners are assigned current planning cases such as rezonings, special use permits, site plans and subdivisions. Current planners also assist in comprehensive planning activities such as the review and preparation of the Comprehensive Plan.

Over the course of fiscal year 2002-2003, the Planning Division had members participate in a variety of continuing education programs. Some of the training courses/seminars and conferences that the staff participated in this past year were: American Planning Association Conference, Virginia Chapter of the American Planning Association Conference, Virginia Association of Zoning Officers Conference, William and Mary Meaningful Internship Training, Virginia Chapter of the American Society of Landscape Architects Conference, Railvolution 2002 Conference, Management Courses, Fred Pryor Financial Seminar, 2000 U.S. Census Results Conference, ESRI (GIS) Training, and the Understanding Federal Statistics Conference.

In addition to development, staff underwent many changes this year. Two valuable Senior Planners, Jill Schmidle and Paul Holt left for employment elsewhere. Staff will sorely miss their presence and expertise. They were replaced by Sarah Weisiger, a graduate of University of Virginia with a Masters degree in Planning from Virginia Commonwealth University, and Matt Arcieri, a William and Mary graduate who previously held the positions of intern and Development Management Assistant in the division. An increasing workload, brought on by the County's growing population, necessitated the creation an additional planner position. Ellen Cook, a graduate of Williams College who obtained her Masters degree in Planning and Environmental Policy from Cardiff University in Wales, filled this position in August 2003.

The front desk has also seen many changes during FY03. Cynthia Grom, the Planning Division Administrative Services Coordinator departed halfway through the year. She was replaced by Toya Ricks, who has many years of experience working for the County government. Trey Davis, a graduate of Duke University, was hired as a Development Management Assistant, and following Matt Arcieri's promotion, Patrick Foltz, also a William and Mary graduate, joined the front desk team.

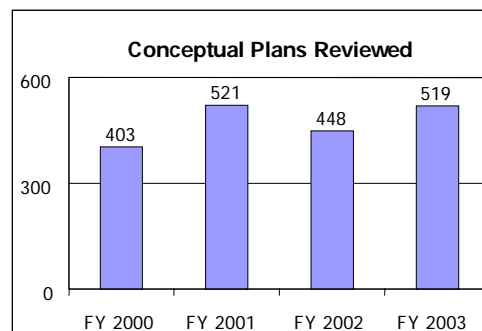
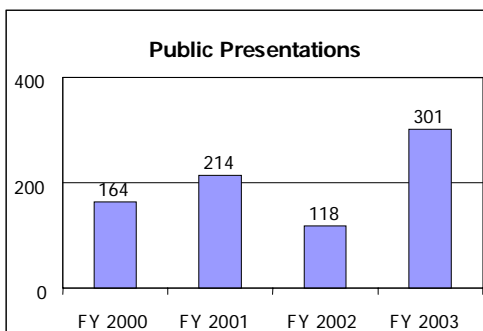
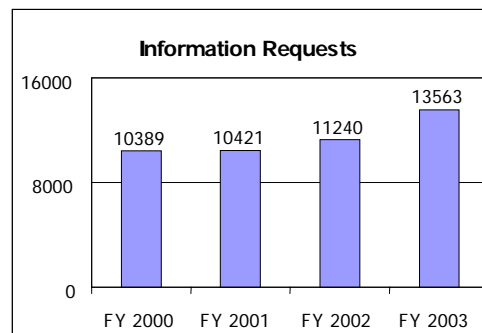
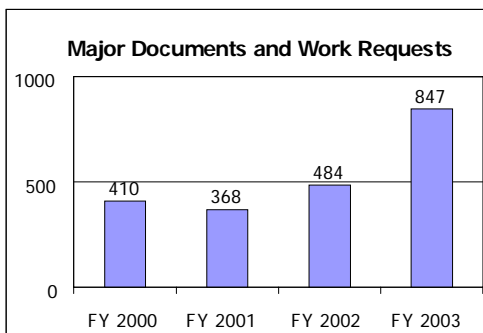
While all of the changes have been trying at times, the Planning Division continues to possess a staff that is extremely confident and effective.

Citizen Inquiries

The Planning Division responds to thousands of citizen inquiries each year. The long-range and current planning sections of the Division handle a variety of questions. The long-range planning section is responsible for citizens' inquiries regarding the Comprehensive Plan, development issues, population, census and housing estimates, land use, transportation and traffic issues. The number of inquiries directed to the long range planning section this year has increased substantially due to the Comprehensive Plan update process. The current planning section responds to citizens' inquiries regarding land development cases, zoning and subdivision ordinances, site plans, landscaping, development submittal requirements and general development in James City County. The administrative staff handles questions regarding the Planning Commission and Board of Supervisors meetings, application process, public hearing notices, development case status and other logistical and informational questions. These inquiries come from attorneys, architects, contractors, engineers, developers and citizens at large. A substantial amount of staff time is dedicated to providing this service to keep the public informed and to provide an additional outlet for citizen response and comment.

Development Review

Development review activities consist primarily of rezonings, special use permits, site plans, subdivisions, and conceptual plans. A list of major cases appears later in this report. In addition to regular development review, the Planning Division handles a variety of other activities. Some of the activities that Planning staff handles are shown graphically below while others are shown in later sections. Moreover, staff has the duty of constant review and, as necessary, updating documents such as the Zoning Ordinance to assist the Planning Commission, the Board of Supervisors, and citizens in development activities. The number of tasks taken on by the Planning staff dramatically increased during FY03 due in part to the Comprehensive Plan Update process.



MAJOR PROJECTS

Capital Improvements Program

Each year the Planning Commission reviews projects proposed by County agencies for inclusion in the capital improvements budget. In light of current fiscal restraints on the County, many projects have been temporarily given medium or no priority. Projects selected by the Planning Commission for the FY 2004 CIP that have a high priority are listed below.

- Water Quality Improvement
- Purchase of Development Rights
- District Park Sports Complex (DPSC)

In addition to the projects above, the Board of Supervisors, as part of the FY 2004 budget process, funded those listed below.

- Bikeways
- Road Improvements
- Underground Utilities
- VDOT Road Match

Primary Roads Priorities

The FY04 Primary Roads Priorities, outlining the County's funding priorities for primary road and interstate highway construction projects in 2004, was drafted by staff and presented to the James City County Board of Supervisors on March 25, 2003. The priorities include widening Route 199 at points where it consists of only two lanes, relocating portions of Route 60 East to serve the development of commercial and industrial areas, and proceeding with preliminary engineering for a Capital-to-Capital multi-use path. All of these initiatives are extensions of ongoing projects and were also listed as priorities in the FY03 Primary Roads Plan.

Capital-to-Capital Multi-Use Path

As a participant on the Virginia Department of Transportation's Citizens Advisory Committee, Planning staff continues to work cooperatively with consultants and VDOT to study bikeway alternatives that would link Colonial Williamsburg and the City of Richmond. The Capital-to-Capital project proposes a combination bikeway and pedestrian facility linking the two cities along the Route 5 corridor. A feasibility study has been completed and preliminary engineering work is funded and ready to be undertaken.

Route 199 Improvements

In October of 2002 VDOT signed a comprehensive agreement utilizing the Public Private Transportation Act of 1995 to complete vital improvements to the Jamestown Corridor, with emphasis on the widening of Route 199. Planning staff reviewed preliminary and revised site plans for the project and in December 2002 received plans for sound walls along the route near Williamsburg Landing. Construction began along Route 199 in early summer of 2003. VDOT will also be undertaking a project aimed at decreasing congestion at the intersection of Route 199 and Jamestown

Road. County and City staff continued to work with business owners to address access issues. A public meeting was held in February to provide an update on both projects.

Light Rail Project

County and City of Williamsburg staff met with Hampton Roads Transit to discuss the status of the proposed Light Rail Project. A study was conducted by Hampton Roads Transit to determine the feasibility of using the CSX railway from Williamsburg to Hampton for commuting and tourism purposes. In February 2003 the results of the study were presented to the James City County Board of Supervisors, who subsequently approved further study and planning of the project. A first phase segment currently under HRT evaluation will not extend to James City County or Williamsburg. The County and City Planning Divisions continue to work with HRT on this project.

Bikeway and Pedestrian Improvements

Construction of the last segment of Centerville Road bikeway was completed. This last section, which is between Jolly Pond road and Longhill Road was financed by federal funds obtained by the Planning Division. The other sections were constructed when the road was widened. Federal funds for facilities along Ironbound Road, Sandy Bay Road, and Longhill Road have also been obtained and design is underway.

Traffic Counts

A private firm was contracted to conduct the County's annual traffic count program in Spring 2003. These counts allow staff to better analyze and evaluate future commercial, residential, industrial, and transportation development in the County. This year's traffic counts demonstrate that in general new road improvements such as Monticello Avenue, Route 199 Extension, and Grove Interchange continue to draw traffic away from some of the secondary roads. However, volumes remain high in several areas such as portions of Route 5, Ironbound Road, and Longhill Road.

New Town

The New Town Development Review Board (DRB), assisted by staff, continued to review proposed developments in New Town. Early in FY2003, the DRB reviewed and approved the layout for Windsor Meade Way. A two-story 5,000 square foot restaurant and entertainment building proposed by The Corner Pocket was also approved. Later in the year the DRB approved the Prudential-McCardle Realty building. Projects also under review include the William E. Wood building, the Kniest/Hopke bank and office building, New Town Streetscapes, and conceptual designs for a number of residential blocks. The DRB also undertook policy issues pertaining to New Town, such as methods for reviewing site plan amendments and town signage. Construction is nearing completion on the Suntrust Bank building and the Corner Pocket Building is now open.

Historical Commission

The Planning Division has administrative responsibility for the Historical Commission. Responsibilities include taking minutes, preparing the budget, and assisting with projects such as “Oral Histories”. Currently, staff is assisting with the relocation of the Norge Depot to the James City County Library site.

Architectural Assessment Project

In 2001, Planning Division staff received a \$25,000 matching grant from the Virginia Department of Historic Resources (VDHR) to survey the County’s architectural resources. A consultant has completed a field study for the project and provided documentation, analysis, and recommendations to the Planning Division. Staff has forwarded all information to the County Historical Commission for consideration. Staff and the Planning Commission will use the results of the survey in the formation of future development policy. This information will also be forwarded back to VDHR, which is in the process of preparing an application for the designation of Norge as a National Historic District.

Neighborhood Connections

The Planning Division participated in the Neighborhood Connections program during FY2003 by providing two volunteer facilitators to work with the neighborhoods of Stonehouse and Scott’s Pond. The facilitators attended the monthly homeowners’ association meetings and assisted the residents in organizing active civic associations and acting on issues important to them. Issues dealt with this year include growth and expansion, increased construction in the neighborhoods, and ensuring the smooth and fair transition of neighborhood common grounds from developer control to control by the homeowners’ association. One volunteer is participating on the Neighborhood Connections Volunteer Committee, which is working to aid all neighborhoods in the transition from developer-owned to neighborhood-owned property. Staff is also working on plans to celebrate the tenth anniversary of the Neighborhood Connections program.

Landscaping

County staff designed and installed street trees and foundation planting in front of the James City County/Williamsburg Courthouse. Staff also completed a landscape design for a bioretention project at the Courthouse, which will serve as an example to developers looking for onsite stormwater treatment alternatives. The County has carefully maintained the area along Route 199 by hiring a contractor to replace lost plant material along the road. Staff designed and installed a supplemental shrub-planting plan intended to reduce maintenance along the banks of the Storm Management Facility at the corner of Route 199 and Route 5. Staff continued planting along the Chickahominy Riverfront Park road frontage in cooperation with Parks and Recreation. This planting is designed to screen areas of storage and enhance the edge of the park. Additionally, Planning staff designed a configuration for an Ironbound Road Bikeway Connector and associated buffers adjacent to Monticello Avenue in anticipation of reuse of residual VDOT right-of-way.

Open Space

The Planning Division maintains a master inventory of sensitive parcels for potential open space acquisition and participates in site acquisition. The list includes general open space, timber buffers, and parcels recommended for protection as part of the Powhatan Creek Watershed Management Plan. Recommendations from the upcoming Yarmouth Creek watershed study will be integrated into this inventory. In January of 2003, the Board of Supervisors approved the use of Open Space funds for the purchase of a 13 acre property adjacent to the new Groundwater Treatment plant in order to further protect the Powhatan Creek watershed. As a joint project with the Williamsburg Land Conservancy and a citizens group, a one hundred foot wide timber buffer approximately 1.5 miles in length was purchased along Route 5 near Governor's Land for the purpose of hiding recent timbering from the view of the road. In another joint open space venture, VDOT reimbursed the County for 90% of the appraised value of an eight acre parcel located on the southeast corner of John Tyler Highway/Greensprings Road intersection. The property was purchased by the County in 1999 for the purpose of maintaining natural open space.

Purchase of Development Rights (PDR)

The PDR program, which compensates landowners for protecting the cultural and natural resources of their property, was created by the Planning Division and formally established by the County Board of Supervisors during FY01. The process is entirely voluntary and 14 landowners applied to the program during FY03, its second year of operation. Because the County does not have the financial resources to purchase all the properties, the applications were ranked in order of priority using criteria such as property size, proximity to a river, and presence of rare or endangered species. To date, easements on three properties of high importance along Diascund Road and Forge Road have been purchased. The properties have a total area of 199 acres and had a total cost of \$852,000. The Board of Supervisors also approved an easement on 167 acres along Friendship Drive, but the action has not been finalized.

Comprehensive Plan

The Comprehensive Plan update process officially started in July of 2002. However, preparation for the update began long before the official process began. The 2000 US Census provided a plethora of demographic information, which was used to chart a course for the 2003 Comprehensive Plan. The results of the 2001 Citizen Survey, conducted by Virginia Tech, also aided the process by highlighting areas of citizen concern.

The update formally began in July with meetings of the Citizen Participation Team (CPT), formed to encourage and facilitate public participation in the Comprehensive Plan process. The CPT used a multimedia promotion campaign to advertise public meetings, hearings, and other opportunities for citizen input. Listening Stations and Community Conversations were two of the largest CPT initiatives, but citizens could also make their voices heard on the County website, with mail-in comment cards, and during public comment periods at meetings of the Steering Committee, Planning Commission, and Board of Supervisors. Planning division staff and members of the CPT received the Public Awareness Award from the Virginia chapter of the American Planning Association in recognition of these efforts.

Planning Division staff drafted a Comprehensive plan composed of nine sections dealing with issues important to the community, which are as follows: Population, Youth, Economic Development, Public

Facilities, Environment, Parks and Recreation, Transportation, Housing, and Land Use. Each section contains the following information about an issue:

- Demographic Information
- New Developments within the County
- Citizen Commentary
- Present and Foreseeable Challenges
- Goals, Strategies and Actions for Overcoming Challenges and Maintaining High Standards

Much of each section is a summary of the larger Technical Report on that issue. Written by staff and a consultant team, the 1,000 plus page technical document provides the foundation of the final plan. Additionally, with information taken from the U.S. Census, the Planning Division compiled 2003 Comprehensive Plan Factbooks, containing pertinent demographic information about an issue.

The Planning Division reviewed fifteen applications from owners requesting a change of Land Use designation on their property, as well as eleven staff-initiated suggestions for LU designation change. Staff was consistent in recommending against expansion of the PSA. Staff worked to ensure that the policies and recommendations in all sections of this Comprehensive Plan are consistent with those in the 1997 plan and attempted to reflect majority citizen desires gathered by the CPT.

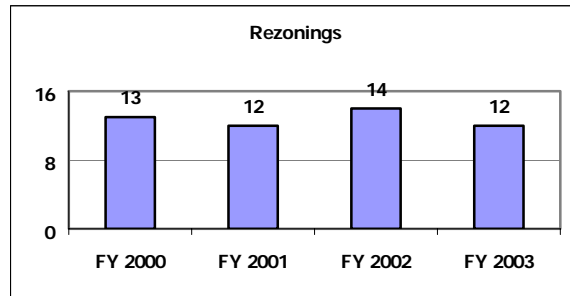
The Steering Committee (SC) was the initial plan review body in the 2003 Comprehensive Plan update process. They met weekly from November, 2002 to May, 2003 to review, edit, and analyze the Plan. A member of the CPT regularly briefed the Committee on issues of citizen concern gathered during the public input process, and citizens were encouraged to speak at the public comment periods at the beginning and end of SC meetings. Community and special interest groups attended the meetings and provided input. The SC amended the draft plan prepared by staff, and on May 28th unanimously voted to approve the 2003 Comprehensive Plan and forward it to the Planning Commission.

The Planning Commission held two joint worksessions with the Board of Supervisors in order to review the Comprehensive Plan. On July 14th 2003, the Planning Commission, after a public comment session, approved the plan unanimously. The Board of Supervisors held two additional worksessions, made changes to the Comprehensive Plan in the form of an Errata sheet, and approved it unanimously on August 12th.

Development Potential Analysis

In 2002 a consultant was hired to assist a community and Planning Commission-based committee in updating the Development Potential Analysis (DPA) study. Staff, the consultant, and the DPA committee (composed of citizens representing various interest groups in the community, including developers and homebuilders) reached a consensus that the 2002 DPA methodology should focus on three topics: existing residential development within the PSA, the number of approved residential units yet to be constructed within the PSA, and the residential development of vacant land within the PSA or designated for residential use through the 1997 Comprehensive Plan. The consultant's report, presented to the Board of Supervisors and Planning Commission in September and October of 2002, demonstrated that within the Primary Service Area there is still the potential for the development of 19,200 – 20,500 dwelling units.

Major Cases – Rezoning



Z-04-02

Location:
Rezoning:
District:

U.S. Homes Boy Scout Property Rezoning

Jolly Pond Road
A-1 – MU/A-1
Powhatan

PC: Deferred – 12/2/02
BOS:

Z-05-02

Location:
Rezoning:
District:

Longhill Grove Apartments

Centerville Road
LB – R-5
Powhatan

PC: Approved – 1/13/03
BOS: Approved – 2/11/03

Z-02-03

Location:
Rezoning:
District:

Hidden Property Proffer Amendment

Monticello Avenue
PUDR – PUDR
Berkeley

PC: Approved – 6/2/03
BOS: Approved – 7/8/03

Z-03-03

Location:
Rezoning:
District:

Pocahontas Square

Pocahontas Trail
LB – R-5
Roberts

PC: Approved – 7/14/03
BOS: Approved – 8/12/03

Z-05-03

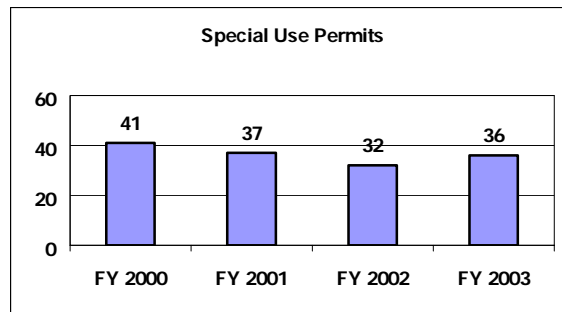
Location;
Rezoning:
District:

Windsor Meade Marketplace

Old News Road
R-8 – MU
Powhatan

PC: Pending
BOS:

Major Cases – Special Use Permits



SUP-17-02

Accessory Apartment – Gatehouse Farms

Location: Zoning: District:	Smoke House Lane R-1 Jamestown	PC: Approved – 11/4/02 BOS: Denied – 12/10/02
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SUP-21-02

Jamestown Island Expansion

Location: Zoning: District:	Jamestown Island R-8 Jamestown	PC: Approved – 1/13/03 BOS: Approved – 2/11/03
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SUP-02-03

Hankins Industrial Park Ready Mix Concrete Plant

Location: Zoning: District:	Industrial Boulevard M-2 Stonehouse	PC: Approved – 4/7/03 BOS: Approved – 5/13/03
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SUP-09-03

York River Competition Park

Location: Zoning: District:	Ware Creek Road A-1 Stonehouse	PC: Withdrawn – 4/7/03 BOS:
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SUP-10-03

Leighton-Herrmann Family Subdivision

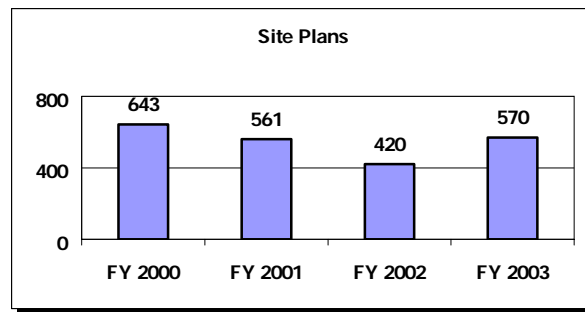
Location: Zoning: District:	Skillman Drive A-1 Stonehouse	PC: BOS: Withdrawn – 6/10/03
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SUP-11-03

AJC Woodworks

Location: Zoning: District:	Richmond Road A-1 Stonehouse	PC: Approved – 6/2/03 BOS: Approved – 7/8/03
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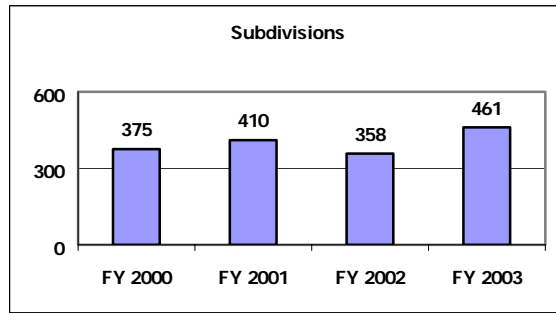
Major Cases – Site Plans



SP-95-02	Faith Fellowship Assembly of God		
Location:	Rochambeau Drive	Preliminary:	9/9/02
Zoning:	B-1	Final:	1/31/03
District:	Stonehouse		
SP-105-02	Kristiansand Sewer Extension		
Location:	Viking Rd., Troll's Path, Nina Lane	Preliminary:	10/2/02
Zoning:	R-2	Final:	12/4/02
District:	Stonehouse		
SP-110-02	Ewell Station –Ph. 2		
Location:	Richmond Road	Preliminary:	10/7/02
Zoning:	B-1	Final:	Pending
District:	Berkeley		
SP-119-02	Williamsburg West & Country Club Drive Improvements		
Location:	Williamsburg West & Country Club Drive	Preliminary:	11/4/02
		Final:	3/3/03
Zoning:	R-4		
District:	Powhatan		
SP-126-02	Christmas Mouse Warehouse and Distribution Center		
Location:	Commerce Boulevard	Preliminary:	11/24/02
Zoning:	M-2	Final:	2/3/03
District:	Roberts		
SP-139-02	New Town – Corner Pocket		
Location:	Courthouse Street	Preliminary:	3/3/03
Zoning:	MU	Final:	3/28/03
District:	Berkeley		
SP-05-03	Hankins Farm Water and Sewer Extension		
Location:	Rochambeau Drive	Preliminary:	5/27/03
Zoning:	A-1	Final:	Pending
District:	Stonehouse		

SP-20-03	Jolly Pond Veterinary Hospital	
Location:	Centerville Road	Preliminary: 6/30/03
Zoning:	LB	Final: Pending
District:	Powhatan	
SP-44-03	Longhill Grove Apartments	
Location:	Centerville Road	Preliminary: 6/2/03
Zoning:	R-5	Final: 8/7/03
District:	Powhatan	
SP-50-03	Williamsburg-Jamestown Airport T-Hanger & Parking Exp.	
Location:	Marclay Road	Preliminary: 7/29/03
Zoning:	R-8	Final: Pending
District:	Roberts	
SP-57-03	New Town – William E. Wood Building	
Location:	Monticello Avenue	Preliminary: 5/29/03
Zoning:	MU	Final: 7/29/03
District:	Berkeley	
SP-62-03	Patriot's Colony, Alzheimer Unit Addition	
Location:	John Tyler Highway	Preliminary: 7/3/03
Zoning:	R-4	Final: Pending
District:	Berkeley	
SP-65-03	Historic Jamestown Collection Building	
Location:	Jamestown Island	Preliminary: Pending
Zoning:	R-8	Final:
District:	Jamestown	
SP-82-03	Williamsburg Winery – Gabriel Archer Tavern	
Location:	Wessex Hundred	Preliminary: Pending
Zoning:	R-8	Final:
District:	Roberts	
SP-88-03	Marketplace Shoppes Phase 4	
Location:	Ironbound Road	Preliminary: Pending
Zoning:	R-4	Final:
District:	Berkeley	

Major Cases – Subdivisions



S-67-02	Powhatan Secondary Ph. 6-B (40 Lots)		
Location:	Old News Road & Powhatan Parkway	Preliminary:	
		Final:	12/10/02
Zoning:	R-4		
District:	Powhatan		
S-73-02	Colonial Heritage, Ph. 1, Sections 3 & 3A (61 Lots)		
Location:	Richmond Road	Preliminary:	12/2/02
Zoning:	MU	Final:	Pending
District:	Stonehouse		
S-81-02	Scott's Pond Section 2 (97 Lots)		
Location:	Scott's Pond Drive	Preliminary:	10/7/02
Zoning:	R-2	Final:	2/20/03
District:	Powhatan		
S-89-02	Powhatan Woods Ph. 2 (22 Lots)		
Location:	South Benjamin Howell Street	Preliminary:	
Zoning:	R-4	Final:	9/30/02
District:	Berkeley		
S-94-02	Powhatan Secondary Ph. 7-C (32 Lots)		
Location:	News Road	Preliminary:	12/30/02
Zoning:	R-4	Final:	Pending
District:	Powhatan		
S-95-02	Powhatan Secondary Ph. 7-B (13 Lots)		
Location:	News Road	Preliminary:	12/2/02
Zoning:	R-4	Final:	3/7/03
District:	Powhatan		
S-108-02	Scott's Pond, Section 3 (86 Lots)		
Location:	Scott's Pond Drive	Preliminary:	1/13/03
Zoning:	R-2	Final:	Pending
District:	Powhatan		

S-112-02	Kensington Woods (40 Lots)		
Location:	Lake Powell Road	Preliminary:	2/6/03
Zoning:	R-2	Final:	Pending
District:	Jamestown		
S-113-02	Martin Farm Estates (5 Lots)		
Location:	Forge Road	Preliminary:	
Zoning:	A-1	Final:	7/16/03
District:	Stonehouse		
S-06-03	Monticello Woods Lots 19-30 and 39-40 (28 Lots)		
Location:	Monticello Avenue	Preliminary:	2/27/03
Zoning:	PUD	Final:	3/31/03
District:	Berkeley		
S-17-03	Lake Powell Forest Ph. 5 (17 Lots)		
Location:	Queen Bishop Lane	Preliminary:	4/11/03
Zoning:	R-1	Final:	5/28/03
District:	Jamestown		
S-19-03	Lake Powell Pointe Ph. 4 (20 Lots)		
Location:	Hillside Way	Preliminary:	
Zoning:	R-1	Final:	7/2/03
District:	Jamestown		
S-29-03	Wexford Hills Ph. 3B (12 Lots)		
Location:	Wrenfield Drive	Preliminary:	Pending
Zoning:	A-1	Final:	
District:	Stonehouse		
S-33-03	Fenwick Hills, Section 2 (40 Lots)		
Location:	Stonehouse	Preliminary:	Pending
Zoning:	R-2	Final:	
District:	Stonehouse		
S-44-03	Fenwick Hills, Section 3 (49 Lots)		
Location:	Frederick Drive	Preliminary:	6/25/03
Zoning:	R-2	Final:	Pending
District:	Stonehouse		
S-51-03	The Villages at Powhatan, Ph. 5 (20 Lots)		
Location:	News Road	Preliminary:	7/7/03
Zoning:	R-4	Final:	Pending
District:	Powhatan		

S-55-03

Location:

Zoning:

District:

Colonial Heritage Ph. 1, Section 5 (84 Lots)

Richmond Road

MU

Stonehouse

Preliminary: 8/4/03

Final: Pending

S-56-03

Location:

Zoning:

District:

Colonial Heritage Ph. 1, Section 4 (53 Lots)

Richmond Road

MU

Stonehouse

Preliminary: Pending

Final: